

## **KENTUCKY REAL ESTATE APPRAISERS BOARD**

### **TYPE OF MEETING**

Special Meeting

### **DATE AND LOCATION**

March 22, 2012 – 9:00 a.m. – Board Office

### **PRESIDING OFFICER**

Harold Brantley, Chair

### **ROLL CALL**

Present:

Harold Brantley, Chair

Sam E. Blackburn, Vice Chair

} Dorsey Hall, Board Member (via video streamlined from Glasgow, KY)

} G. Herbert Pritchett, Board Member

} Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director

Angie Thomas, Staff Assistant

James Grawe, Board Counsel

Ravon Radmard, Executive Secretary

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

### **MINUTES**

Motion by Sam Blackburn, second by Kathy Mayfield and the Board approved the February 23, 2012 Special Meeting minutes. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

## **EDUCATION**

Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to approve the following courses for fiscal year 2011-2012. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Appraisal Institute
  - (1) Advanced Market Analysis and Highest and Best Use – 33 hours QE/  
30 hours CE Classroom
  - (2) Advanced Concepts & Case Studies – 38 hours QE/ 35 hours CE Classroom
- (2) Dennis Badger & Associates
  - (1) Sales Comparison Fundamentals – 7 hours CE Classroom
  - (2) ERC Summary Appraisal Report Course – 7 hours CE Classroom
- (3) Department of Revenue Office of Property Valuation
  - (1) Ky Course 71 – Commercial and Industrial Real Property Appraisal/Cost  
Approach – 15 hours CE Classroom
  - (2) KY Course 72 – Commercial and Industrial Real Property Appraisal/Income  
Approach – 15 hours CE Classroom
- (4) McKissock
  - (1) 2012-2013 National USPAP Update Equivalent – 7 hours CE Classroom

Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to approve the following courses for fiscal year 2012-2013. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (5) Western Kentucky University - University College
  - (1) Principles of Real Estate Appraisal – 42 hours QE and CE Classroom
  - (2) Advanced Real Estate Appraisal – 48 hours QE and CE Classroom

## **EXPERIENCE**

Motion by Herbert Pritchett, second by Sam Blackburn and the Board voted to approve the experience of Gregory S. Barr for Certified Residential, Amy Rawson for Certified General and Michael Hill for Certified General. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

## CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- (1) Gregory S. Barr – Certified Residential
  - (2) Lori A. Chitwood – Associate
  - (3) James A. Fennell – Certified Residential (TX)
  - (4) Stacey E. Nadolny – Certified General (CO)
  - (5) John D. Outlaw - Associate
  - (6) Jeffrey A. Piehl – Certified General (CO)
  - (7) Amy Rawson – Certified General
  - (8) Scott Tranter – Certified General
  - (9) Jeremy Alan Williams – Certified Residential (GA)
- B. Approval – AMC Companies - Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board voted to approve the following Appraisal Management Company list. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (1) Equity Solutions USA, Inc. - #51
  - (2) Mortgage Information Services, Inc. - #52
  - (3) Valutrust Solutions, LLC - #53
  - (4) Valuamerica - #54
  - (5) Valuation Partners - #55
  - (6) Appraisal Management Services, LLC - #56
  - (7) Accurate Title Group, LLC - #57
  - (8) Timios Appraisal Management, Inc. - #58
  - (9) Preferred Appraisal, Inc. - #59
  - (10) Valligent - #60
  - (11) Axios Valuation Solutions, LLC - #61
  - (12) Priority Appraisal USA, LLC - #62
  - (13) Mountainseed Advisors, LLC - #63
- C. Appraisals 2 U, LLC – Valerie Favreau – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board agreed to accept the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- D. AMC Links, LLC – James Michael Wells – Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to accept the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- E. Clarity AMC – Jason Covington – Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to accept the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- F. Epic Real Estate Solutions, Inc. – Cheryl J. Cox – Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board agreed to accept the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- G. IRR Residential – Richard Shackelford – Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to accept the application and issue AMC license. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- H. Vanessa White – Applicant applying for Certified General with prior conviction – Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board agreed to approve the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- I. The Board discussed the requirement for a background check for AMC's. The law states that the following is required to obtain a background check:
- Owns 10% or more of the business
  - Compliance Manager
  - Individual certifying application

## COMPLAINT

- A. The Board reviewed the Case Flow Summary Chart and the staff reported 21 cases for 2012 have been filed.
- B. Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to continue the existing process of the Executive Director recommending to the Board if a case, after an investigation, whether the case should be dismissed or be set for a formal hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- C. Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to reimburse Dennis Badger, Investigator for the AARO trip in April not exceeding the \$1,500 established in the PSC.

#### D. Cases

- (1) Case No. 11-03 – Motion by Sam Blackburn, second by Dorsey Hall and the Board agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Abstain; Kathy Mayfield – Yes
- (2) Case No. 11-08 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (3) Case No. 11-09 - Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (4) Case No. 11-16 – Motion by Dorsey Hall, second by Sam Blackburn and the Board agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (5) Case No. 11-22 – Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (6) Case No. 11-29 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to dismiss the case. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (7) Case No. 11-30 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (8) Case No. 11-32 – Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (9) Case No. 11-39 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set for a hearing.

- Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (10) Case No. 11-15 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (11) Case No. 11-34 – Motion by Kathy Mayfield, second by Dorsey Hall and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – abstain; Kathy Mayfield – Yes
- (12) Case No. 11-35 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – No; Kathy Mayfield – Yes
- (13) Case No. 11-37 – Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (14) Case No. 11-33 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

Dorsey Hall had to leave meeting.

- (15) Case No. 11-31 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to dismiss the case with recommendation to complete a 7 hour Report Writing class prior to July 1, 2012. Roll Call - Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (16) Case No. 11-23 - Case No. 11-23 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously agreed to dismiss the case with recommendation to complete a 7 hour Report Writing class prior to July 1, 2012. Roll Call - Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes



## MISCELLANEOUS

The Board reviewed the following information

- A. Budget ending February 2012 - Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously accepted the budget ending February 2012. Roll Call - Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- B. Louisville Evaluations
- C. 2012-2014 – Personal Service Contracts – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to begin the bidding process for the following contracts. Roll Call - Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
  - Investigator
  - Appraiser Testing
- D. Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board agreed that Larry Disney, Executive Director and James Grawe, Board Counsel will review the status of Internet Provider under the definition of AMC's Laws and Regulations and report back to Board at the April Board meeting. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- E. Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to have a Board meeting at Jenny Wiley State Park in September. The Staff will work on the details and report back to Board.
- F. The Board discussed the share file program offered by KY.Gov.
- G. Larry Disney reported the new employee position was still pending approval by the Governors office.
- H. April Seminar – April 13, 2012 – 8:00 a.m. – Northern KY Association of Realtors, Florence, KY
- I. April Board Meeting will be April 27, 2012 – 9:00 a.m.
- J. Board Retreat – May 4, 2012 at Kentucky Dam Village from 9:00 – 4:00 CST

Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board agreed to adjourn the meeting.

  
Chair

  
Staff Assistant